

**TOY DISTRICT/DOWNTOWN INDUSTRIAL DISTRICT  
BUSINESS IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS MEETING  
AUGUST 28, 2007  
MINUTES**

**BOARD MEMBERS**

**Present:** Ernest Doizaki, Matt Klein (for Howard Klein), Larry Rauch, Mark Shinbane and Paul Vert.

**Absent:** Richard Gardner, Donald Kanner, Howard Klein, Richard Meruelo, Thomas Payne, William Shinbane, Michael Tansey and Charlie Woo.

**STAFF:** Tara Devine, Raquel King, Greg Lee, Estela Lopez and Vicky McCormick.

**CONSULTANTS:** Qathryn Brehm, Ken Coelho and Don Steier.

**I. CALL TO ORDER**

Vert called the meeting to order with a quorum at 12:13pm.

**II. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS- None**

**III. APPROVAL OF MINUTES**

Rauch made a motion to approve the July 24, 2007 minutes, and Klein seconded. The Board unanimously approved.

**IV. LAPD NEWTON AREA UPDATE**

Senior Lead Officer Mark Hyland reported that on Stanford Avenue between 7<sup>th</sup> Street and 7<sup>th</sup> Place had been cleared of loiterers and trash. During the clearing a stolen vehicle was found.

Officer Hyland informed the Board that violent crime is down 65% in the Newton area, largely due to the foot beats. Newton area leads the City in crime reduction. Officer Hyland continues to

**meet with the BID's security to exchange information on troubled areas.**

## **V. TREASURER'S REPORT**

**Coelho reported that overall Toy and DID combined would be approximately \$100,000 over budget by year-end.**

**Coelho then reported that there's a combined \$87,000, in prior BID assessments still owed from years 2004, 2005 and 2006, and that these prior BID assessment funds do continue to be paid over time. A portion of the \$100,000 combined short fall for Toy and DID would eventually be covered by the delinquent assessments. A line of credit could be used to cover the remainder.**

**Coelho reported that the Toy District is tentatively tracking dead even with a zero cash balance at year-end. Coelho stated "tentatively" because he discovered that the Toy District may possibly be \$10,000 over budget, but he need's to look at prior months to determine accuracy.**

**Toy currently owes DID for Toy's share of the salaries paid by DID.**

### **Received Assessments for 2007:**

**Toy District- \$513,000 out of \$518,000**

**DID- \$1.3 million out of \$1.4 million**

**Lopez informed the Board that the CCEA warehouse desperately needs additional build out to maintain a high level of privacy and security despite the growing demand for services.**

**Vert recommended that the Operations Committee inspect the warehouse and come up with recommendations. Doizaki recommended that the Board delegate authority to the Operations Committee to approve whatever improvements the Committee deems necessary without the matter having to return**

**to the Board of Directors for approval. The Board unanimously agreed.**

## **VI. EARLY RENEWAL**

**Lopez reported that after meeting with consultant Steve Gibson and evaluating work entailed and within the limited amount of time, her recommendation was that the renewal of the Toy and DID BIDs not be accelerated but rather take its normal course toward a vote in 2009.**

**Lopez stated that she did not believe there would be sufficient time to conduct the comprehensive outreach required for renewal in 2008. Lopez then stated that CCEA would benefit from a mechanism demonstrating to property owners' tangible evidence of our work. She recommended acquiring a Computer Aided Dispatch program designed for CCEA to capture and generate reports on the amount of calls for service, and the types of calls. The program would cost \$2,000.**

**Doizaki moved to approve \$2,000 for the purchase of the Computer Aided Dispatch program, and the Board unanimously approved.**

**Lopez rescinded her original recommendation to renew early, but informed the Board that the meetings with the consultants were not wasted efforts and would put us in a comfortable position only a few months ahead of schedule for our renewal in 2009.**

**Lopez briefed the Board on her plans to pursue a grant for an application of LAPD's CompStat Computer Aided Dispatch system. She stated that she would be meeting with LAPD Chief Bratton to discuss the possibility of developing a CompStat model specifically for use by the Downtown L.A. BIDs. Currently the BIDs do not formally share crime statistics.**

## **VII. OPERATIONS UPDATE**

**McCormick reported that according to the LAPD's last homeless count taken in July, the number of encampments in Skid Row**

**was down from previous months, but McCormick noticed that there are people in tents once again on San Pedro and 6<sup>th</sup> Streets in the early morning.**

**In July 66 personal properties were tagged in the Toy District and DID combined compared to 200 in June. The amount of graffiti has declined, and property/business owners are complying in regards to keeping their property clear of graffiti.**

**McCormick briefed the Board on the responses by maintenance companies to our RFP for services. The companies are Clean Street, Chrysalis Enterprises, Its a Blast and Facility Support Services. Lopez asked that two Board members volunteer to participate in the interviewing and decision process of picking a maintenance vendor.**

#### **VIII. LEGISLATIVE UPDATE**

**Devine stated that there were no updates on the Industrial Land Use Policy issue. The City expects to release revised recommendations, but the date of release is unknown.**

**Lopez then briefed the Board on the CRA's "Skid Row Plan" to acquire privately owned hotels, rehabilitate them and transfer their management to non-profit housing groups such as SRO Housing Corporation. She reported that the CRA currently has a plan and a time line, but no funds to implement the plan. The CRA will pursue other public and private funding for this purpose.**

**Lopez then reminded the Board that the Toy District and Downtown Industrial District annual meeting would be taking place on September 6, 2007. Sgt. Greg McManus would be giving an update on the Safer Cities Initiative.**

#### **VIII. NEW BUSINESS- None**

**IX. ADJOURNMENT- The meeting of the Board was adjourned at 1:44pm.**

